



Hawthorn Road | Ashington | NE63 9BQ

**£90,000**

Three-bedroom terraced house in Ashington close to the Town Centre and with excellent transport links. The property comprises of a living room, dining room, kitchen, and bathroom downstairs. Upstairs there are three good sized bedrooms one with a cloakroom/WC. Externally you will find a small front garden and a rear yard.

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**Three Bedroom Terraced House**

**Two Reception Rooms**

**Modern Shower Room**

**Gas Central Heating**

**Fitted Kitchen**

**Double Glazing**

**Secure Off-Street Parking**

**Small Front Garden**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION: UPVC Entrance door**

**ENTRANCE HALLWAY:** Modern flooring

**DOWNSTAIRS BATHROOM:** 5'9 (1.75) x 5'2 (1.57)

Double glazed rear window, low level wc, pedestal wash hand basin, large shower cubicle with mains shower, spotlights, tiling to floor, single radiator.

**LOUNGE:** 14'3 (4.34) x 14'0 (4.27)

Double glazed front window, double radiator, television point, fire surround with electric inset and hearth.

**DINING ROOM:** 12'5 (3.78) into alcove x 14'0 (4.27)

Double glazed rear window, coving to ceiling, two single radiators.

**KITCHEN:** 12'0 (3.66) x 5'10 (1.79)

Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated dishwasher, tiling to floor, spotlights, double glazed door to rear.

**FIRST FLOOR LANDING AREA:**

**BEDROOM ONE:** 13'11 (4.24) x 12'6 (3.81)

Double glazed front window, single radiator, three built in cupboards, loft access-boarded,

**BEDROOM TWO:** 8'5 (2.57) x 14'0 (4.27)

Double glazed front window, single radiator

**BEDROOM THREE:** 10'9 (3.28) x 8'3 (2.52)

Double glazed front window, single radiator.

**EXTERNALLY:**

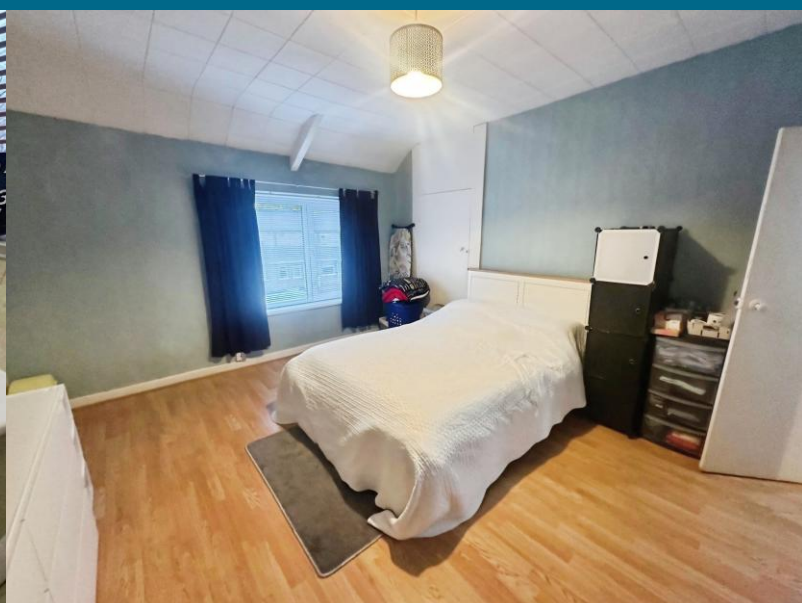
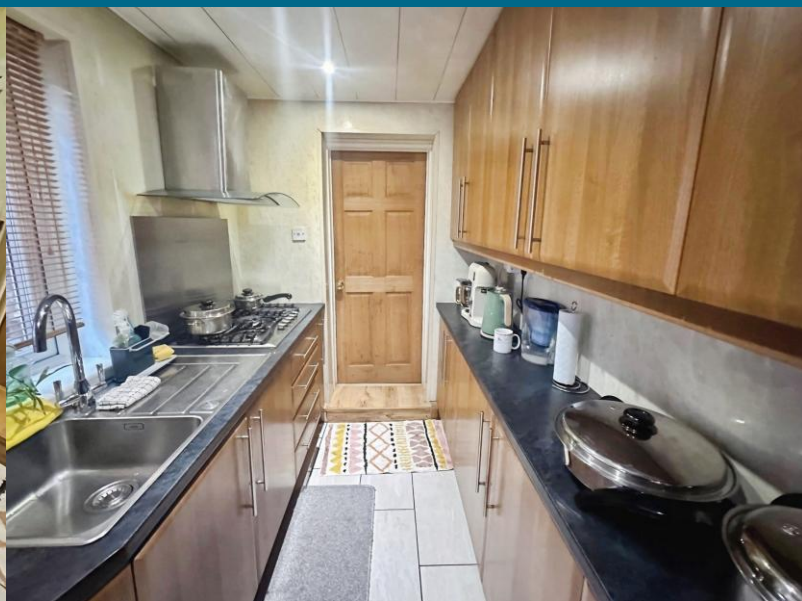
**FRONT GARDEN:** Small front garden, low maintenance with bushes.

**YARD TO REAR:** Private yard with car port

**T: 01670 850 850**

[Ashington@rmsestateagents.co.uk](mailto:Ashington@rmsestateagents.co.uk)

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### PRIMARY SERVICES SUPPLY

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

Mobile Signal Coverage Blackspot: TBC

Parking: Yard to rear with Car port

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

### COUNCIL TAX BAND: A

### EPC RATING: C

AS00010460 GD/FG 10/02/2026 VERSION ONE

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>85 B</b>
69-80	<b>C</b>	<b>75 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



